



Weston, 22 Meldrum Street

MOVE IN READY CONDITION, A VISION WITH TIMELESS CHARM

This property is not open for inspection over the Easter Long Weekend. Private viewings are encouraged —please contact Jane and Emma on 0422 415 008.

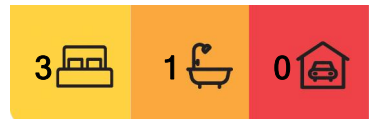
This is a home to love as it has been for many years. Ideal for first home buyers, families and those with a vision, 22 Meldrum Street Weston can be your picture-perfect ending. This three bedroom, one bathroom home is the most well-cared for original home you will ever see. It is in pristine, move in ready condition for you to either enjoy whilst planning your renovations or simply live in and love for its timeless charm.

The perfect family location so loved by those in Weston Creek, set back from the road, on a quiet loop street with green space on either end and a backdrop of the mountains. Stepping inside, you are welcomed into the practical L shaped living and dining area, seeped in natural light. This space leads to the kitchen with ease, well maintained and



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD



For Sale
\$810,000 +

View
ljhooker.com.au/GYHH5W

Contact
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EER ★★★★★

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offering electric cooking, oven and plenty of bench and storage space. Indoor/outdoor flow is perfected as this area overlooks the backyard and surrounding landscapes.

Accommodation consists of three large bedrooms, two with built-in robes. The bathroom includes a bath, shower and separate WC for convenience. The outdoors is a blank canvas, with flat grassed areas for the children or pets to enjoy and a deck for alfresco entertaining.

Additional features include a R/C heating and cooling unit, garden shed and spacious separate laundry. This superb location is an easy walk to local schools, Cooleman Court and the nature offerings of Weston Creek and surrounds with easy access to the Tuggeranong Parkway.

- Single level family home on flat block
- Incredibly well cared for
- Open plan living and dining
- Kitchen with electric cooking, great bench and storage space
- Main bathroom with bath, shower and separate WC
- Spacious flat block with lawn

Land size: 694m²

Living size: 98m² living

Land value: \$669,000 (2023)

Rates: \$3,429 p.a. (approx.)

Land tax: \$5,949 p.a. (approx.)

Construction: Ex-Gov residence circa 1970 (approx.)

EER: 1.0 Star

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	GYHH5W
Property Type	House
House Size	98 m ²
Land Area	694 m ²
EER	1

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23 Brierly Street, WESTON CREEK ACT 2611

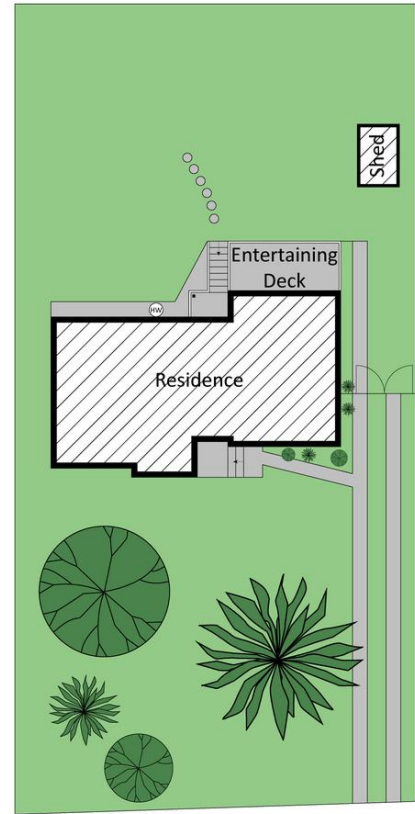
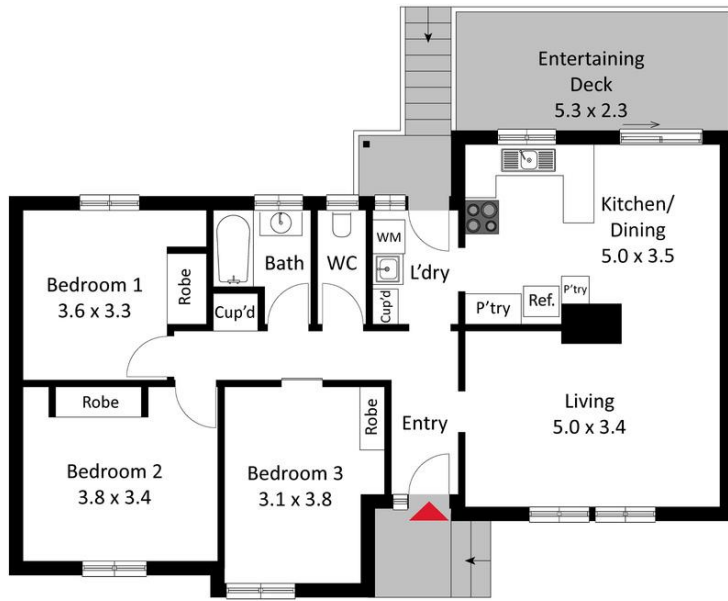
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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